

**CITY OF SAN ANTONIO**  
**Board of Adjustment**  
**Regular Meeting Agenda**

First Floor, Board Room  
Development and Business Services Center  
1901 South Alamo Street

**Monday, February 7, 2005**

**Board of Adjustment Board Members**

Vacant	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Yolanda Arellano	District 7
Jesse F. Jenkins	District 3	Ramon Flores	District 8
Joseph M. Tinti	District 4	Mike Villyard	District 9
Jesse Zuniga, Jr.	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **12:00 noon. – Work Session presentation by staff to discuss rules and procedures, and other items for consideration on the agenda for February 7, 2005.**
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Invocation.**
- IV. **Consideration and approval of meeting schedule for 2005.**
- V. **A-05-008:** The request of Salvador S. Solis for a 2-foot variance from the maximum 4-foot fence height requirement to erect a 6-foot tall wrought iron fence in the front yard, 3418 Coconino Drive.
- VI. **A-05-009:** The request of Bogi Building Corporation for 1) a 7-foot, 6-inch variance from the maximum 20-foot front setback requirement to build one structure 27 feet, 6 inches from the front property line and, 2) a 9-foot, 9-inch variance from the maximum 20-foot front setback requirement to build another structure 29 feet, 9 inches from the front property line, 7323 Snowden Road.
- VII. **A-05-010:** The request of St. Stephens Baptist Church for 1) a 9-foot variance from the minimum 30-foot front setback requirement to build a structure 21 feet from the front property line, 2) an 8-foot variance from the minimum 30-foot rear setback requirement to build the same structure 22 feet from the rear property line, and 3) a 19-foot variance from the minimum 30-foot rear setback requirement to build the same structure 11 feet from the rear property line, 2011 East Carson Street.
- VIII. **A-05-011:** The request of 1<sup>st</sup> Providence Baptist Church for a Special Exception to relocate a structure from 2432 Southwest Loop 410 to 1415 Essex Street.

IX. **A-05-015:** The request of Felix M. Garcia for 1) an 11-foot, 4-inch variance from the minimum 30-foot side setback requirement to build one structure 18 feet, 8 inches from the side property line and, 2) a 24-foot variance from the minimum 30-foot side setback requirement to build another structure 6 feet from the side property line, 5429 Rigsby Avenue.

X. **Staff Report.**

XI. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.

XII. **Adjournment.**

**Note:** The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

# BOARD OF ADJUSTMENT

February 7, 2005

CASE NO. A-05-008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, February 7, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

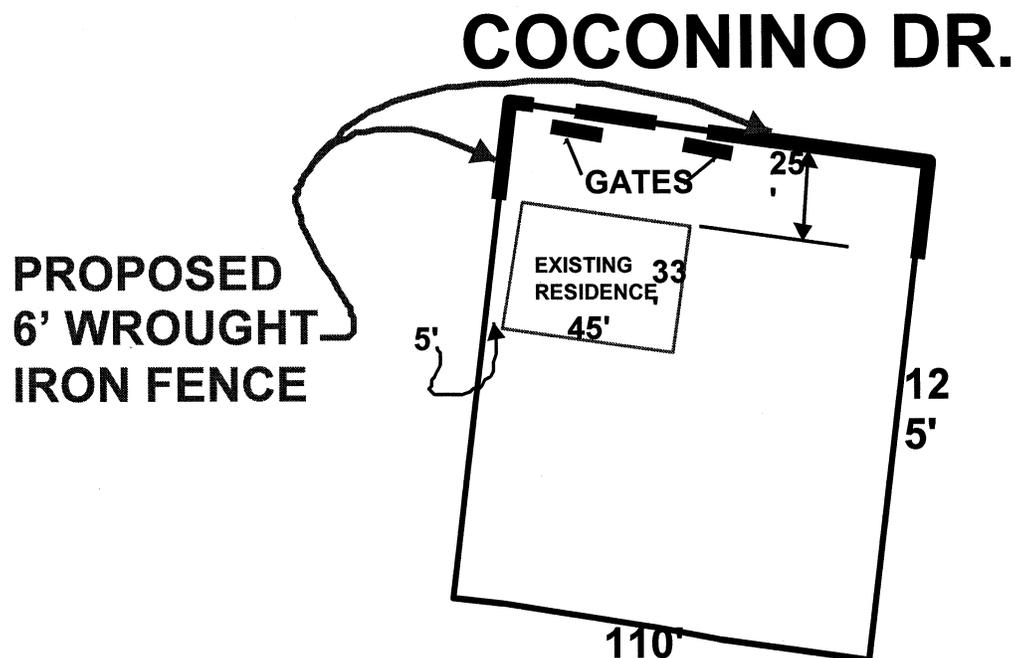
Salvador S. Solis  
Lots 43 and 44, Block 8, NCB 14471  
3418 Coconino Drive  
Zoned: "R-6" Residential Single-Family District

The applicant requests a 2-foot variance from the maximum 4-foot fence height requirement to erect a 6-foot tall wrought iron fence in the front yard.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-514 of the Unified Development Code, which requires a maximum fence height of 4 feet in the front yard.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



**Plot Plan**  
**A-05-008**

Produced by the City of  
San Antonio Planning Department  
in cooperation with Development  
Services Department

# BOARD OF ADJUSTMENT

February 7, 2005

CASE NO. A-05-009

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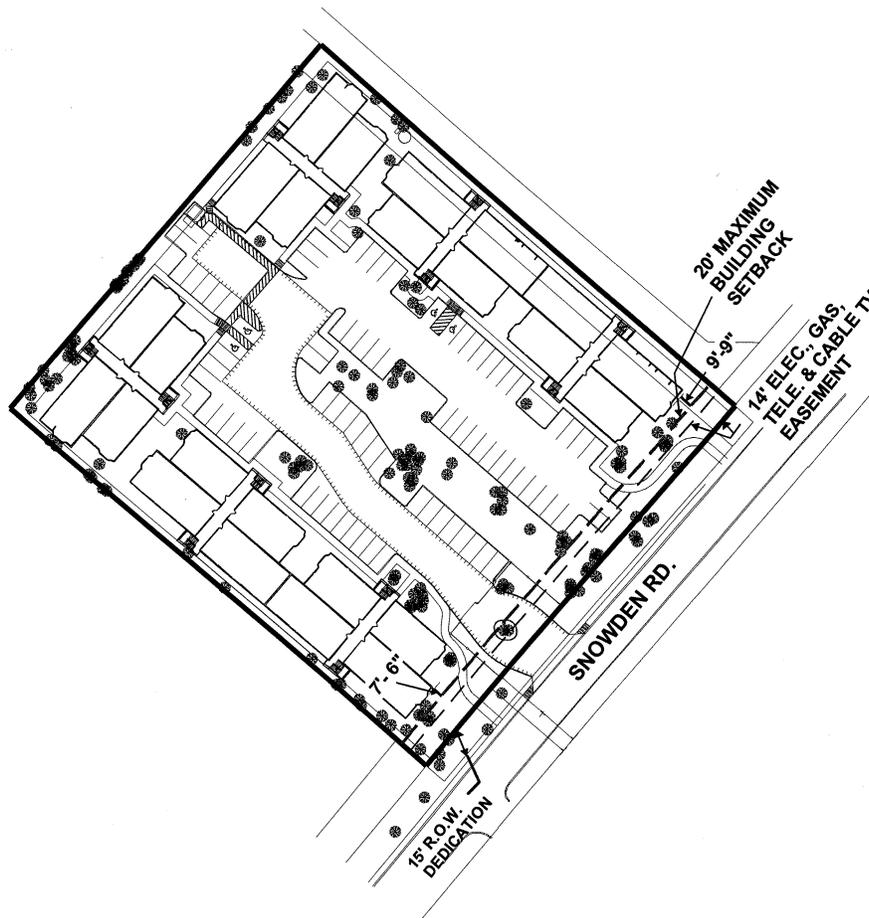
Bogi Building Corporation  
The south 360.05 feet of Lot 12, Block B, NCB 11609  
7323 Snowden Road  
Zoned: "MF-33" Multi-Family District

The applicant requests 1) a 7-foot, 6-inch variance from the maximum 20-foot front setback requirement to build one structure 27 feet, 6 inches from the front property line and, 2) a 9-foot, 9-inch variance from the maximum 20-foot front setback requirement to build another structure 29 feet, 9 inches from the front property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-310 of the Unified Development Code, which requires a maximum 20-foot front setback from the front property line.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan  
**A-05-009**

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# BOARD OF ADJUSTMENT

February 7, 2005

CASE NO. A-05-010

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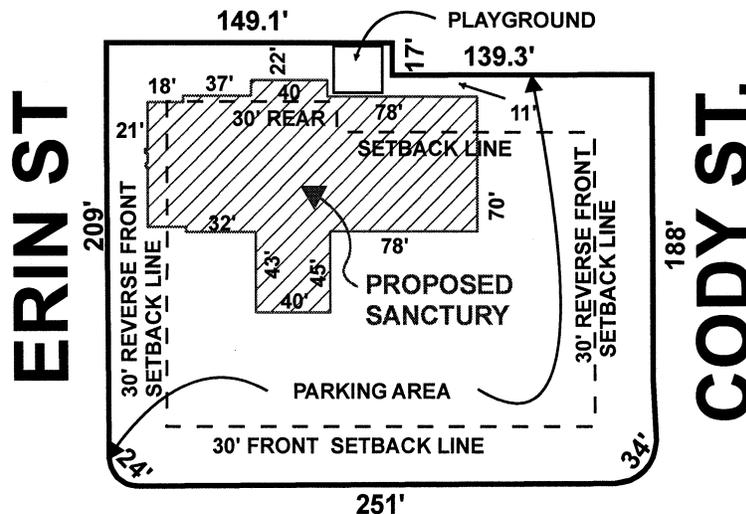
St. Stephens Baptist Church  
Lots 13, 14, 15, 33, 34, 35 and 36, Block 3, NCB 12833  
2011 East Carson Street  
Zoned: "I-1" General Industrial District

The applicant requests 1) a 9-foot variance from the minimum 30-foot front setback requirement to build a structure 21 feet from the property line, 2) an 8-foot variance from the minimum 30-foot rear setback requirement to build the same structure 22 feet from the rear property line, and 3) a 19-foot variance from the minimum 30-foot rear setback requirement to build the same structure 11 feet from the rear property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-310 of the Unified Development Code, which requires a minimum 30-foot front setback from the front property line in "I-1" districts, and requires a minimum 30-foot rear setback from the rear property line in "I-1" districts when abutting a residential use or district.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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**E. CARSON ST.**

**Plot Plan**

**A-05-010**



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BOARD OF ADJUSTMENT

February 7, 2005

CASE NO. A-05-011

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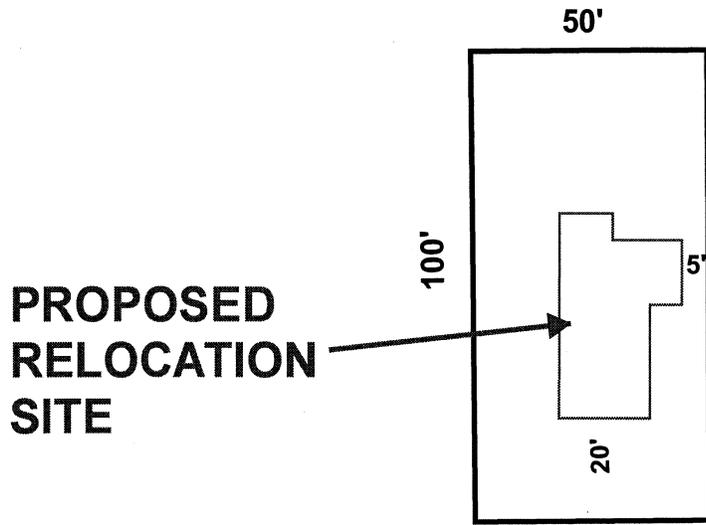
1<sup>st</sup> Providence Baptist Church  
The south 100 feet of Lot 4, Block 9, NCB 1567  
1415 Essex Street  
Zoned: "RM-4" Residential Mixed District.

The applicant requests a Special Exception to relocate a structure from 2432 Southwest Loop 410 to 1415 Essex Street.

Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in Section 35-389 of the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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ESSEX ST.



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**A-05-011**

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**BOARD OF ADJUSTMENT**

**February 7, 2005**

**CASE NO. A-05-015**

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, February 7, 2005 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

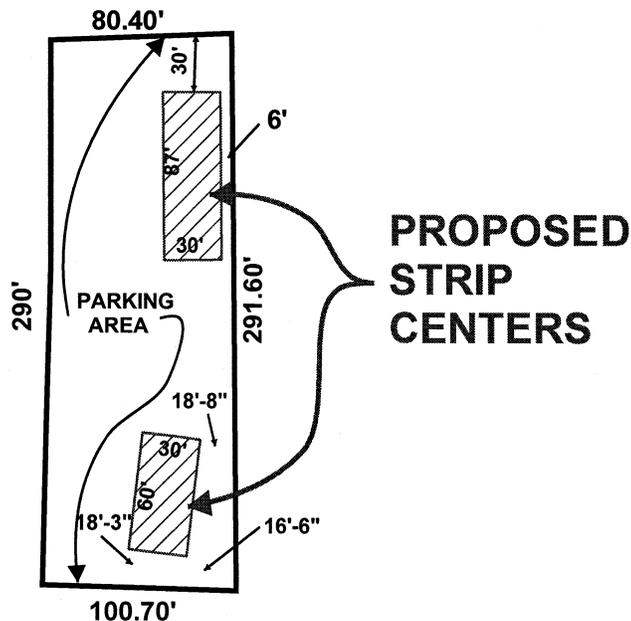
Felix M. Garcia  
P-8A, NCB 12887  
5429 Rigsby Avenue  
Zoned: "C-3NA" Commercial Non-Alcoholic Sales District

The applicant requests 1) an 11-foot, 4-inch variance from the minimum 30-foot side setback requirement to build one structure 18 feet, 8 inches from the side property line and, 2) a 24-foot variance from the minimum 30-foot side setback requirement to build another structure 6 feet from the side property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-310 of the Unified Development Code, which requires a minimum 30-foot side setback from the side property line in "C-3" districts when abutting a residential district or use.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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**RIGSBY AVE.**

**PLOT PLAN**  
**A-05-015**



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